



CITY OF
ISSAQUAH
WASHINGTON

Development Services

1775 – 12th Ave. NW | P.O. Box 1307

Issaquah, WA 98027

425-837-3100

issaquahwa.gov

NOTICE OF DECISION

APPLICANT: John Shaw
Issy 7th Ave LLC
9675 SE 36th Street
Mercer Island, WA 98040

PROJECT NAME: **ISSAQUAH APARTMENTS (VALE)**

APPLICATION TYPE: Site Development Permit

FILE NO.: **SDP16-00005**

APPROVAL DATE: October 25, 2016

REQUEST: Site Development Permit approval for a 110-unit, 5-story multi-family apartment building on 1.24 acres.

LOCATION: 955 7th Avenue NW

PARCEL NUMBERS: 884430-0122, 884430-0035, 884430-0036

SUBAREA: Central Issaquah

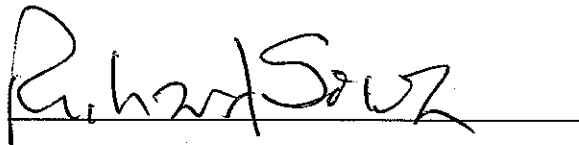
**COMPREHENSIVE
PLAN DESIGNATION:** "Multi-Family Residential", by the Issaquah Comprehensive Plan, adopted in 2005 and as amended in 2014.

ZONING: MUR, Mixed-use Residential

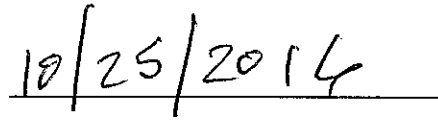
PROJECT PLANNER: Mike Martin, Associate Planner
Development Services Department, (425) 837-3103

I. DECISION

The Development Commission reviewed the proposed Site Development Permit for Issaquah Apartments, SDP16-00005, during two public hearings conducted on September 28, 2016 and October 19, 2016. After reviewing the application, project drawings and technical studies, the Staff Report dated September 21, 2016 with Attachments 1 - 9, Briefing Response Memo dated October 13, 2016 with Attachments 1-4, and listening to representatives on behalf of the applicant, city staff, and residents of Issaquah, the Development Commission approved the Site Development Permit with Conditions. Approval of the land use application is based on the Findings of Fact in the Staff Report, the project materials listed above, the Conclusions in Part III below and is subject to the conditions contained in Part IV below.



Richard Sowa, Chair
Development Commission



Date

This Notice of Decision has been executed this 25th day of October, 2016 by the Chairman of the Development Commission on behalf of and per the direction of the Development Commission.

WHEREAS, public hearings were held on September 28, 2016, and October 19, 2016 to consider a Site Development Permit for a multifamily project consisting of 110 dwelling units in a 5-story building on three lots totaling 54,000 square feet in area.

WHEREAS, the Development Commission reviewed the application on September 28, 2016, and October 19, 2016 and has had adequate time to review and reflect upon the application; and,

WHEREAS, the Development Commission is now satisfied that the application has been sufficiently considered, and hereby makes and enters the following:

II. FINDINGS OF FACT

The approval criteria and staff analysis in the Staff Report dated September 21, 2016 with Attachments 1-9, the Briefing Response Memo, dated October 13, 2016 with Attachments 1-4, the Final SEPA determination issued on the 25th of October, 2016; and the staff and applicant presentations at the Public Hearings on September 28, 2016, and October 19, 2016 shall serve as the Findings of Fact.

III. CONCLUSIONS

1. This proposal was reviewed in accordance with the Central Issaquah Plan – Development and Design Standards (CIDDS) and the Issaquah Land Use Code (IMC 18) and was determined to be subject to a Level 3 review. The Development Commission is responsible for reviewing and making the decision for Level 3 Site Development Permit applications.
2. The environmental impacts of this proposal have been reviewed according to the WA State Environmental Policy Act and a Final Mitigated Determination of Nonsignificance (MDNS) has been issued on October 25, 2016. Mitigation measures include payment of the City's bicycle/pedestrian mitigation fees and public service fees, archaeological surveying and historic properties inventorying.
3. This proposal complies with the Level 3 approval criteria found in Chapter 3 (Procedures) of the Central Issaquah Plan – Development and Design Standards, applicable standards of the Issaquah Land Use Code (IMC Chapter 18), and is consistent with the policies of the City of Issaquah Comprehensive Plan (as amended and effective on June 16, 2014).
4. The application contains adequate information for the Development Commission to render this decision.
5. Adequate and timely notices to the public and the Parties of Record, as prescribed in the Procedures of the Land Use Code (IMC 18.04), have been provided.

IV. APPEALING THIS DECISION

This decision can be appealed. A Closed Record appeal of this decision shall follow the procedures set forth in IMC 18.04.250 (Administrative appeals) of the Land Use Code, and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal and a \$518.26 filing fee, which is required of appeals. All appeals shall be filed with the Development Services Department by 5:00 PM on November 8, 2016.

For further information on the appeal procedure or if you have any questions regarding this Notice of Decision, please contact the Project Planner (contact information provided above). Final decisions shall be valid for three (3) years from the Approval Date in the Notice of Decision and can be extended by the Director if all the criteria set forth in IMC 18.04.220.D.1. (a) to (d) are met by the Applicant, or as long as there is an active Construction Permit for the project. Construction projects that have received Final Certificate of Occupancy are no longer considered active.

V. AFFECTED PROPERTIES

Property owners affected by this decision may request a change in valuation for property tax purposes notwithstanding any program of revaluation. Affected property owners may obtain further information regarding revaluation from the King County Assessor's Office, 500 Fourth Ave., #ADM-AS-0708, Seattle, WA. 98104, (206) 296-7300

CONDITIONS OF APPROVAL

- 1 No building permit shall be issued prior to the submittal and approval of a Lot Line Adjustment to consolidate the three lots into 1 lot.
- 2 The applicant shall comply with the Mitigation Measures set forth by the Mitigated Determination of Nonsignificance.
- 3 Prior to Temporary Certificate of Occupancy, the applicant shall record affordable housing covenants against the property for all required and elective on-site affordable housing in accordance with the provisions of the Density Bonus Program.
- 4 Prior to Temporary Certificate of Occupancy, a 5.5 foot wide section along the property frontage shall be dedicated to the City to accommodate improvements to 7th Avenue NW and the Juniper Trail Shared Use Route.
- 5 The Juniper Trail shall remain at a constant grade across the south driveway entry in accordance with Urban Driveway Standards – CIDDS 6.4.K.
- 6 Prior to Temporary Certificate of Occupancy, public pedestrian access easements shall be granted to the City at the north and south ends of the building in order to provide future through-block points of connection for pedestrian access. The easements shall extend from the west property boundary to the east property boundary. The portions of the pedestrian crossings located within the parking lot shall be constructed with concrete or other similar materials to distinguish the pedestrian priority. If utility infrastructure is located within the easement area(s), it shall be sited, designed and constructed so that the pedestrian connections can be constructed in the future without having to be relocated or modified.
- 7 The Shared Use Route (Juniper Trail) shall utilize design elements that are consistent with CIDDS 6.4.A and 7.2.D. Specifically, the Shared Use Route shall use special paving such as decorative colored concrete and shall integrate pedestrian amenities such as seating areas, landscaping, art features, water features, weather protection and pedestrian scale lighting, as determined by the Director. This condition will be enforced through the review of the Site Work, landscape and Building Permits.
- 8 As allowed by IMC 3.72.080 and CIDDS 7.5.B, Park Impact Fee credit may be given for public improvements of the Shared Use Route.
- 9 A total of 43 new trees shall be planted on the property to the greatest extent practical and feasible. In addition to the trees located in the parking lot and along the east elevation of the building, trees shall also be provided on each of the roof decks. "Practical and feasible" will take into account factors such as mature tree size, tree health, and solar access.

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- 10 If ten percent internal parking lot landscaping is not provided, architectural parking lot edge treatments shall be utilized per CIDDs 10.5.A.4.C. This will be verified with the review of Site Work and Landscape permits.
- 11 The preexisting chainlink fence shall be removed and/or replaced.
- 12 The electrical transformer, shown within the public pedestrian access easement area at the northwest corner of the site, shall be relocated; or, shall be designed to allow unimpeded future pedestrian connection to the west. The transformer shall be ground mounted (flush) so that it is at the same grade of the future sidewalk.
- 13 The elevations will be designed as shown in Option B of the Joint Presentation; and, per the AAS as provided in Attachment 3 of the Briefing Response Memo, dated October 13, 2016.
- 14 The entry corridor to the east building entrance shall be enhanced by extending it to the Juniper Trail through the use of weather protection as well as architectural treatment and/or modulation to the north facing wall.
- 15 The western wall of the courtyard will use varied textures, green screens and architectural elements to integrate the wall into the building and complement the Community Space. Architectural elements would include patterns and materials and/or scoring referencing the adjacent walls as well as color such as stain. Final design will be approved by Staff in consultation with the Chairperson of the Development Commission.
- 16 The water main shall connect to the existing public water system, providing for fire flow consistent with City Code.
- 17 Fire hydrants provided along 7th Avenue NW must be located so that they do not displace on-street parking. Additional fire hydrants may be necessary in order to meet minimum hose reach standards for Eastside Fire and Rescue. This will be evaluated with the Site Work Permit.
- 18 Prior to submittal of a Site Work or Landscape Permit, the Applicant shall submit a Feasibility Report, prepared by a Certified Arborist, to determine if it is feasible to relocate the existing street trees (Columnar hornbeams) into the newly constructed planter strip along 7th Avenue NW. The Feasibility Report may be subject to review by an independent Certified Arborist.